

## **Battle Creek Historic District Commission**

### **Staff Report**

Meeting: October 14, 2013

**To:** Historic District Commission

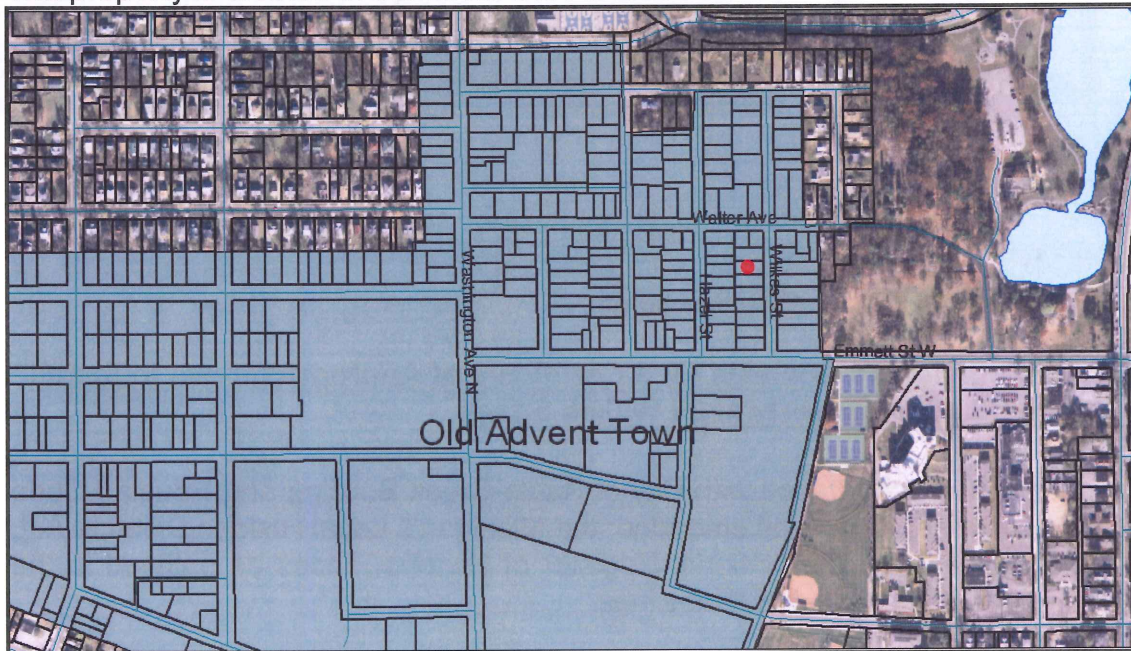
**From:** Glenn Perian, Senior Planner

**Date:** October 8, 2013

**Subject:** The petition filed by Jason Miller, for the issuance of a Certificate of Appropriateness to vinyl side the structures (house and garage) at 29 Wilkes Street.

#### **Site:**

The property is located in the Local Old Advent Town Historic District.



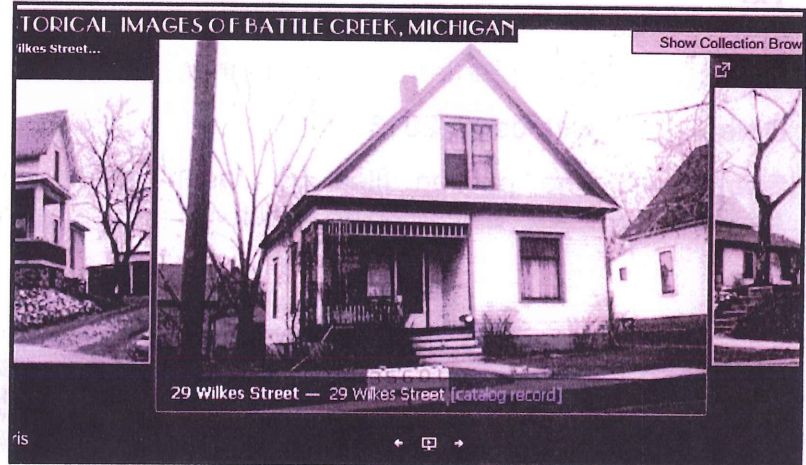
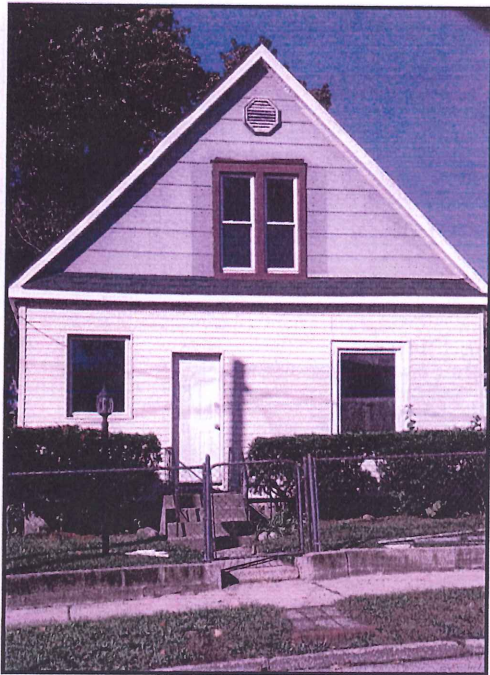
#### **Summary of Request**

The proposed project includes the vinyl siding of the structures at 29 Wilkes Street. The siding has already been placed on the lower portion of the residence and the entire garage and the Building Inspector has notified the property owner that a permit and permission from the HDC is required before any addition work can occur at the property. The applicant is requesting from the HDC an issuance of a Certificate of Appropriateness to install vinyl siding to the home and garage. The applicant has submitted a sample of the siding that will be available for inspection at the meeting. Additionally, the applicant is expected to be at the meeting to answer any questions you may have about the project.



### **Public Notice Requirements:**

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended."*



29 Wilkes Street

### **Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install vinyl siding at the residential property at 29 Wilkes Street.**

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

**(b) The Commission shall also consider all of the following:**

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.**
- (2) The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.**
- (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.**
- (4) Other factors, such as aesthetic value that the Commission finds relevant.**

- (c) ***The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

And

**1470.17 PRESERVATION OF HISTORIC FEATURES.**

- (a) ***Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** This project includes the installation of vinyl siding to the house and garage at 29 Wilkes.
- (b) ***The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** We would agree that it would be the desire of the Commission to paint and repair the original external surfaces of the buildings instead of covering the structures with vinyl siding. However, a site survey of the block where the property is located revealed that 9 of the 10 homes (including the subject property) on the block have all been covered with vinyl siding. Additionally, numerous homes on the adjacent street (Hazel) have also been sided with vinyl.
- (c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** No materials are being proposed that will create an earlier appearance. However, as mentioned above, 90% of the homes on the block and numerous homes in the vicinity of 29 Wilkes Street have been vinyl sided.
- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** The proposed siding is consistent with the other homes in the neighborhood and environment.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** It is clear that the neighborhood has adopted an acceptance of using vinyl siding from a site survey of the area.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary,***



***the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** It is clear that the neighborhood has adopted an acceptance of using vinyl siding from a survey of the area.

- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** This does not apply to this project.
  - (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.
  - (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*** It is clear that the neighborhood has adopted an acceptance of using vinyl siding from a survey of the area.
  - (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** This requirement does not apply to this project.
- (Ord. 14-97. Passed 8-5-97.)**

**Recommendation:**

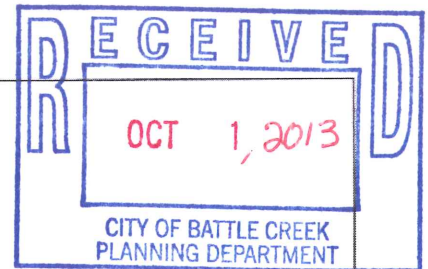
The proposed work is to vinyl side the structures at 29 Wilkes Street. As stated above, 9 out of 10 structures on the same block have all been sided with vinyl. We understand that this is not the most desirable option; however, we also don't think that it would be right to deny this property owner from vinyl siding his structures in conformance with numerous properties in the neighborhood.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed work included in the application and plan submitted for 29 Wilkes Street, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.



## City of Battle Creek

Department of Planning and Community Development  
10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014  
Phone: (269) 966-3320 • [www.battlecreekmi.gov](http://www.battlecreekmi.gov)



### HISTORIC DISTRICT COMMISSION

- Application for (check all that applies)
- ☒ Certificate of Appropriateness (for repairs or rehab projects)
- ☐ Notice to Proceed (for demolition requests)

Petition No. \_\_\_\_\_

Date Received: OCT 1, 2013

#### APPLICANT\*\*

NAME: JASON MILLER (OWNER)

ADDRESS: 373 COUNTRY CLUB TERRACE

PHONE: (269) 788-7143 FAX: \_\_\_\_\_

EMAIL: JASON.MILLER33@COMCAST.NET

#### OWNER (if different from applicant)

NAME: SMR LLC

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

\*\*If the applicant is not the property owner, a letter signed by the owner agreeing to the application to the Historic District Commission must be included with the application.

#### SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 29 WILKES ST.

Current use of the property: RESIDENTIAL

List existing structures on the property and the approximate age of each. \_\_\_\_\_

HOME

GARAGE

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.

SIDING VINYL TAN (IVORY)



Indicate in which manner the proposed work will result in changes to the size and/or appearance of the features outlined in this application.

SIDING EXTERIOR

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do not currently exist?

new features / SIDING

Please indicate the existing building materials of the following structural features and the proposed materials if that feature is included as part of the application.

	Existing Materials	Proposed Materials (if applicable)
Roof		
Windows		
<u>Siding</u>	<u>wood</u>	<u>VINYL</u>
Foundation		
Other		

**For Notice To Proceed requests only:**

What options have you explored for the repair or relocation of the structure proposed for demolition?

N/A

**SUBMITTAL REQUIREMENTS**

As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

**APPLICANT SIGNATURE**

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for Historic District Commission review has been submitted. Furthermore, the applicant confirms that they have thoroughly read the "Historic District Commission, Information and Procedures" and agrees to comply with all requirements and procedures outlined therein.

  
Name

10/1/13  
Date



29 Wilke's St.  
HDC application  
for Oct 14<sup>th</sup>  
HDC MTG.

New Vinyl Siding  
already started

Glenn,  
10-1-13  
This came in and  
was doing work w/o  
a permit ... asked  
to be on Oct 14<sup>th</sup> HDC  
MTG. as they want to  
finish the job - Please  
call him or he will call you  
on Monday.



